

DISTRICT VI ADVISORY BOARD
Minutes

Monday
March 5, 2001
7:00 p.m.

Evergreen Recreation Center
2700 N. Woodland

Members Present

Sharon Fearey
John Van Walleghen
Tony Rangel
Gregory Chinn
Bickley Foster
Dorathea Sloan
Wendell Turner
Bob Schreck
Linda Matney
Clarence Wiley

Members Absent

Veronica Casados

Guests

listed at end

Council Member Cole called the meeting to order at 7:05 p.m. welcomed guests and asked DAB members to introduce him or herself and identify the area or association represented.

After introductions were complete, **Council Member Cole** asked for approval of the February 13, 2001 minutes. The February 13, 2001 minutes were approved as submitted. (**Matney/Schreck 9-0**). Also, the approval of the February 21, 2001 minutes. The February 21, 2001 minutes were approved as submitted. (**Turner/Chinn 9-0**).

Council Member Cole asked to approve modifies or amends to the agenda presented. Approval of agenda as submitted. (**Sloan/Schreck 9-0**)

PUBLIC AGENDA

The Public Agenda contains requests from members of the public who desire to present matters to the Board. All items will be allowed five (5) minutes of presentation time to clarify the issue, provide background information, and identify the requested action. Printed materials are encouraged.

No items have been submitted

PLANNING

No items have been submitted

Member Rangel arrived at 7:17 p.m.

BOARD AGENDA

1. North Midtown Plan

Dave Barber, Planning Department, gave a brief overview of the proposed plan from recommendations that were made by the 21st Street Task Force. A few minor changes were made and this was discussed at the February 21st DAB meeting.

Following are comments or questions from the Public. Responses in Italics

- What percent of businesses on North side of plan are aware of this redevelopment and will they be relocated? *This will benefit 50 % of property owners.*
- Have people been polled of this plan? *Different people attended the various meetings each time, no consensus*
- What is it about the Normar Theater being involved as part of the Mercado? *Nomar Theatre has a longstanding role in the area and the architecture, both very important to neighborhood.*
- What is the timeframe for this long-range plan? *20 years*
- This plan needs to be developed as soon as possible
- Property owners need to know and be involved in the long-range planning
- More concrete plans need to be developed. There are still not a lot of answers to this plan.
- More direct involvement from neighborhood.
- How is the City going to compensate the property owners?
- How is the East side of 21st Street going to connect with the West side? *This is critical if there is no connection. Development will not be successful.*

Council Member Cole then explained again the long process that had passed to get to the point where we are today. There was no consensus from the variety of neighbors attending the meetings and that is why a 21st Street Task Force was developed from a recommendation made by DAB VI. The plan was then re-examined goal-by-goal. Presentations were made. Information was gathered. This was almost a yearlong process. From the 21st Street Task Force then came the recommended plan presented here tonight with a few changes. Business owners will be individually worked with to allow process of negotiations. Appraisals will need to be taken and then an agreement met through both parties. The plan will take time to implement, but it needs to start somewhere. I feel we are working in the right direction.

Don Checots, KPTS spoke about the expansion of the facility. In a year or more the facility will go from what it is today to around 30,000 sq. ft. This is an

Exciting time for the area. Many projects are being looked at to allow neighborhood involvement within the Public television facility. His facility is the anchor to the neighborhood and the livelihood depends on people working together. Six months or so he tried to start a business association. Area businesses have not wanted to get involved, so as of now this has been dropped.

- Recommendation: DAB VI approves the *North Midtown Plan* as presented tonight and recommends to the Metropolitan Area Planning Commission (MAPC) that street improvements for 21st street be moved to start by the year 2003. (**Fearey/Schreck 10-0**)

2. **Railroad Overpass Review**

Carl Gipson, Public Works Department, discussed the various options for connecting traffic flow from West to East on 21st to I-135 that have been developed at various times. At this time there is no funding in the Capital Improvement Plan (CIP) for this project and no schedule for further action plans.

Member Van Walleghen asked if the estimate would include improvements to 25th Street? Steve Webb, railroad consultant, said the estimate was for the elevation over the railroad tracks to 25th street but did not include anything further west of there.

Member Turner commented that if the bridge over the floodway would be at 25th street, you would change the idea of the county line thoroughfare. This plan needs to be moved up on the CIP.

Member Schreck stated the whole project needs to be moved to the year 2003. Start work on 21st Street.

- Recommendation: Receive and File (**Fearey/Schreck 10-0**)

3. **Proposed amendments on Unified Zoning Code**

MAPC staff presentation on proposed amendments to Unified Zoning Code included much discussion from DAB Members about the new Day Reporting Centers. The topic of how to develop this type of facility including licensure and zoning is still under discussion.

- Recommendation: DAB VI recommends to the MAPC adoption of new correctional placement residence with exception of the word community between non-residential and includes same spacing standards of licensing facilities and requirements from the Alternative Correctional Housing Board. (**Fearey/Sloan 10-0**)
- Recommendation: DAB VI recommends to the City Council to direct the Alternative Correctional Housing Board to develop standards and licensure for Day Reporting Centers. (**Rangel/Fearey 10-0**)

Five minute break at 9:08 p.m.

Marvin Krout then discussed other issues in the Zoning Code amendments that were being looked at:

- ✓ Revitalization
- ✓ Parking
- ✓ Setbacks
- ✓ Reducing minimum lot size for single family units
- ✓ Sexually oriented businesses
- ✓ Portable storage containers, trailers, outside storage

Member Turner commented he had read the whole document. Correctional Facilities was always stated under public uses and not under commercial.

- Recommendation: Motion that Correctional Placement listed in the Unified Zoning Code Amendments document be moved under *Commercial* in all places throughout the document. **(Turner/Foster 10-0)**
- Recommendation: Receive and File **(Matney/VanWalleghen 10-0)**

4. **Office of Central Inspection Presentation**

Deb Legge OCI Staff, was present to explain the proposed minimum Housing standards changes which include clarity and consistency of the codes:

- ✓ Safety issues inside the homes
- ✓ Broken down roofs, guttering, chimneys
- ✓ Escape windows in basements
- ✓ Boarding up vacant structures/ painting boards
- ✓ Placards if removed/property owner will be fined

Much discussion pertaining to these issues followed by the DAB.

- Recommendation: DAB VI recommends to encourage the Office of Central Inspection (OCI) to pursue the adoption of codes and implementation. **(Foster/Sloan 10-0)**

OTHER BUSINESS

5. **Review motion made for converting one-way streets to two-way/clarification**

Via Christi Hospital asked for clarification of the proposed changes to include in their letter of support asked for by the District Advisory Board. Following is the revised recommendation.

- Recommendation: DAB VI will support one way to two-way Conversion of Santa Fe Street from Murdock to 9th Streets **if** Via Christi will support in writing (letter to DAB) conversion to include from Central to 17th on Topeka, Emporia, St. Francis and remaining Santa Fe Streets from 9th to 10th. Also, that Via Christi begins to look at designs for a well defined

Entrance into the Hospital campus to help alleviate traffic in neighborhood and easier access to campus.

- Recommendation: Receive and File (**Schreck/Sloan 10-0**)

6. **DAB Appreciation Celebration**

Scheduled for Tuesday, March 27th at Old Town Farm and Art Market, 835 E. 1st Street, from 5:30 – 7:30 p.m.

- Recommendation: Receive and File (**Schreck/Sloan 10-0**)

7. **CIP Review Summary**

Workshop for Districts 4, 5, and 6 will be held on Thursday, March 15th at 7:00 p.m. in Room 101 at Century II.

- Recommendation: Receive and File (**Schreck/Sloan 10-0**)

8. **Neighborhood University DAB Roundtable**

Member Van Walleghen spoke about the DAB roundtable and how interesting it was to hear about how other district DAB members were appointed.

- Recommendation: Receive and File (**Schreck/Sloan 10-0**)

8. **Problem Properties**

DAB Members are given the opportunity to notify City staff about problem properties throughout the District.

1. St. Paul and Meridian across 1837 N. St. Paul brush pile
2. From 17th to 21st streets. No street sweeper has been through
3. Sonic at West and Murdock – graffiti
4. 833 N. Gow – trash, and loose brush
5. 1068 N. Verda – trash everywhere and abandoned pick-up.

- Recommendation: Receive and Take appropriate action. (**Schreck/Sloan 10-0**)

With no further business to discuss, the meeting was adjourned at 10:15 p.m.

Respectfully Submitted

Terri Dozal
District VI Neighborhood Assistant

Guests:

K. P. Sanchez	1838 Arkansas Avenue, 67203
Roger and Raquel Gutierrez	100 W. 21 st , 67203
Keith and Beverly Koontz	2224 Woodland
Gil Gutierrez	2525 Porter, 67204
	3802 W. 20 th 67203
Rosalie Bradley	1401 Julianne, 67203
Margarito Castillo	2246 N. Paita
David Brown	2401 N. Market, 67219
Mike Rosales	2325 N. Market, 67219
Don Checots	320 W. 21 st
Bill Reaser	1833 Lisa Lane
Javier Galindo	1110 N. Main, 67203
Jim Basham	103 E. 21 st
Ronald Rosales	2349 N. Market
Lupe Rosales	2327 N. Market
J.W. Baum	226 E. 21st